



City Council
March 19, 2019

Addendum #1
Items Received 3/15 – 3/18

From: [tamar.krantz](#)
To: [City Council](#)
Cc: caclouisvilleco@gmail.com
Subject: Terrace on Main discussion at Tuesday meeting.
Date: Sunday, March 17, 2019 3:26:00 PM

City Council members,

I received communication from Citizen action Council regarding the proposed development at 712 and 722 Main encouraging public input. I'm grateful for those who provided input resulting in a smaller and improved design.

I am concerned that the \$1.1 Million tax rebate will have to be back-filled by other taxpayers and that there will be additional costs to the city to resolve parking issues. I agree with the CAC that this needs to be taken seriously as a precedent setting situation.

I would rather see the city do better in negotiations with BCN and "save" the tax rebates for areas that might appear more "blighted" to the layperson. I don't have a very good understanding of the definition of blight or how rebates are allocated, but I do feel more concerned about luring businesses into the vacant shopping centers in Louisville.

Thanks,
Tamar Krantz,
691 West St.

From: [Tracy Hobbs](#)
To: [City Council](#)
Subject: Terraces On Mail
Date: Sunday, March 17, 2019 1:38:19 PM

Members of Louisville City Council

As another Tuesday City Council meeting comes upon us, I am peppered with e-mails and posts on social media for the Citizens Action Council (CAC) Against Change and Development in Louisville Colorado. I must say that as a resident, a business owner, and a parent of school aged children who attend Louisville City Schools, I am tired of the relentless efforts to resist all projects and initiatives that are put in front of City Council. I am also bothered by the amount of credibility that this group seems to hold with City Leaders.

I have sat through many city council meetings where people from the CAC get up and voice their opinions. The repetitive, scripted, same message that is voiced by the CAC is annoying at best. While hearing credible pros and cons at one the the Terraces on Main/City Council meetings, where the CAC stressed their disappointment with the windows in the project, one of their members actually said she was against the project because she disliked the windows, and a bird might fly into them and be hurt. As crazy that I thought this comment was, I found it even more upsetting when the project was rejected by the Mayor because "he didn't like the windows" and needed the architects to go back to the drawing board and present something new.

It was then that I realized that City Leadership had not listened to the solid, well thought out arguments of the 15-20 people who had attended independently, but only to the CAC with the repetitive window argument. It is for that reason that I will not be attending the Tuesday City Council Meeting **in support of The Terraces on Main project**. I believe that Boulder Creek Builders and its team of Architects, did a thoughtful and thorough job in presenting a building that will service our community well. I am happy that the building will provide two retail spaces on the first floor, although I am quite certain, given our track record that they will (like every other vacant first floor space in town) be occupied by a real estate or office space. I feel the Louisville staff did a good job in researching and presenting the project the first time around and was very disappointed that City Council did not take their advice and information to approve this project. I commend Boulder Creek Builders for sticking with the project after all of the opposition that they have met. If you look "behind the curtain," Boulder Creek builders supports and donates to almost every charity and event that Louisville has. They are major donors for Street Faire, Farmers Market, Walks, Runs, and tastes. They support the chamber, the DBA, and our schools. They dine at our restaurants and shop in our stores. They are invested in this town, and in the well being of the future of this town. They have jumped through hoops with this project. **I would hope that you would approve this project at this meeting.**

Best,
Tracy Hobbs

Tracy Hobbs

Owner
Eleanor and Hobbs

901 Front Street Suite 100
Louisville, Colorado 80027
(720) 708-3016
tracy@eleanorandhobbs.com
shop-eleanor.com

From: [Kevin Blanchard](#)
To: [City Council](#)
Subject: Terrace on Main - Boulder Creek Neighborhoods \$1.1M Subsidy Proposal
Date: Saturday, March 16, 2019 1:02:37 PM

Hello,

I'm writing regarding the proposed renovation by Boulder Creek Neighborhoods (BCN). While I do not have concerns with the building itself in terms of the size and design, I can not support the possibility of a \$1.1M property tax rebate. BCN is an incredibly successful profitable company. If they feel they need \$1.1M to subsidize their building, then they have a poor business model for this property and need to shift their approach. The town should not be subsidizing large corporations. Louisville is a desirable town with a very desirable clientele. We do not need to be giving handouts to profitable, successful companies. If they won't move forward without \$1.1M, someone else will come in and fill the void. Let the market dictate and please don't give a handout at the expense of the tax payers. Hold onto that \$1.1M for the next economic downturn. We already spent \$1M to restore a building that now has chipping paint downtown. We put in new red crosswalks that are so narrow that SUVs can barely fit through the plastic pole barriers. We can do better with how we spend our money. Use it to pour money into things that will support the entire community. Please don't give it to an already profitable corporation.

Kevin Blanchard



Kevin Blanchard
Director
M: 303.883.8738
[LinkedIn](#)

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Meredyth Muth

From: Citizen's Action Council <caclouisvilleco@gmail.com>
Sent: Saturday, March 16, 2019 12:05 PM
To: City Council
Subject: CAC ALERT: "Terrace On Main" Building Going Before City Council this Tuesday

[View this email in your browser](#)



“TERRACE ON MAIN” BUILDING WILL GO BEFORE THE CITY COUNCIL FOR APPROVAL AND POSSIBLE SUBSIDY

Main Street Elevation Perspective



Revised Terrace on Main (between the Huckleberry and Book Cellar)

DOES THE NEWLY DESIGNED BUILDING FIT IN DOWNTOWN LOUISVILLE?

At the March 20, 2018 Council meeting, there was significant public opposition to Boulder Creek Neighborhoods (BCN) proposed three-story structure. Since then, **BCN has reduced the size of the third floor from 6,669 to 1,102 sq. ft.** (Additional views and information can be found in the Council packet for the March 19, 2019, meeting. Go to the City of Louisville homepage, click on meetings, and click on the March 19th meeting packet).

City Council will answer the following questions posed by the City Code:

- Is the mass and scale compatible and appropriate for this location in our Historic Downtown?
- Is the proposed architectural style compatible with adjacent historic buildings?
- Does it enhance or detract from Downtown's historic character and sense of place?

SHOULD BCN BE GIVEN A \$1.1 MILLION SUBSIDY FOR THE BUILDING?


Boulder Creek Neighborhoods has requested a \$1.1 property tax rebate from the Revitalization Commission (Louisville's Urban Renewal Authority) to help finance its building. Downtown Louisville is considered to be blighted and is part of the Highway 42 Urban Renewal Area. In this area, property taxes on any increased property value from new construction go to the Revitalization Commission rather than the City of Louisville, the Louisville Fire District, the Boulder Valley School District and Boulder County. This diversion will last until 2032. During this period, services that normally would be funded by these diverted property taxes, must be backfilled by other taxpayers. The City Council must approve this subsidy.

Policy Issues

- 1) Should we be subsidizing the redevelopment of Downtown at the same time as we pay a Historic Preservation Tax to provide incentives to preserve its historic character? Could the precedent set by subsidizing the Terrace on Main have a long-term detrimental effect on the character of Downtown Louisville?
- 2) Criteria for identifying blight are subject to liberal interpretations. Blight determinations are made to identify areas having conditions that create "an economic or social liability" (Colorado Urban Renewal Law). Spending on taxable goods in Downtown Louisville has increased (not adjusted for inflation) from \$14.2 M in 2010 to \$32.8 M in 2018. Is our Downtown area an economic and social liability to the City of Louisville?
- 3) BCN is asking for the subsidy based on its findings that rents in Downtown Louisville are too low to make its planned building sufficiently profitable sans a subsidy. Is it the role of City government to intervene with market realities? Are rent rates a form of blight?
- 4) Subsidies to increase the economic feasibility of building new structures in Downtown Louisville have spillover effects on parking in the Downtown area. The Downtown parking standards used for new construction are not based on the demand created by the new construction. Instead, they are based on standards created to facilitate the adaptive re-use of existing "old" buildings. As a result, the requirements for new construction are likely in the range of 60-70% lower than actual parking demand. The cost of meeting this demand would have to be borne by the City, or if not provided, indirectly by adjacent Downtown neighborhoods. Is this practice sustainable over time?

The Hearing on these matters will be: **Tuesday, March 19, 7:00 PM**
at City Hall. Email City the City Council: CityCouncil@LouisvilleCO.gov
Public input will be vital at the meeting.

Please check the City website <http://www.louisvilleco.gov> to ensure the matters have not been rescheduled. The agenda will be published on Friday, March 15. Complete information on both the above issues can be found in the meeting packet.

 **CITIZENS' ACTION COUNCIL** CAC is a citizens organization dedicated to keeping Louisville residents apprised of issues before our City Council. caclouisvilleco@gmail.com

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You were added to the Louisville CAC Community Update Campaign by giving us your email after attending a CAC sponsored meeting and/or expressing interest in our wonderful Louisville community. We thrive to keep you up to date on Louisville issues and CAC sponsored activities.

Our mailing address is:

Citizen's Action Council
1116 Lafarge Avenue
Louisville, CO 80027

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From: [Maureen Gulas](#)
To: [City Council](#)
Subject: Terrace on Main
Date: Tuesday, March 19, 2019 4:31:11 PM

Hi,

I am writing to agree with the Citizens' Action Committee that the proposed building by Boulder Creek Neighborhoods does NOT fit the charm or history of the buildings on Main Street.

I oppose this proposal, and ask that they be held to the responsibility of making the structure fit in with the surrounding buildings to maintain the character and charm of our downtown!

Sincerely,
Maureen Gulas
633 Jefferson Avenue
Louisville

From: traffdr@aol.com
To: [City Council](#)
Subject: 3-19-2019 CC Mtg Tonight on The Terraces Project
Date: Tuesday, March 19, 2019 1:37:57 PM
Attachments: [3-19-2019 ltr to CC on terraces On Main Project.pdf](#)

Dear Honorable Mayor and City Council:

I am not able to attend tonight. I hope these comments are helpful, and not too late for your consideration.

Thank you for what you do.

Sincerely,

Tom Rafferty
945 Rex Street

3-19-2019 Terraces on Main Louisville, Colorado

Dear Honorable Mayor and City Council:

I have only read part of the Applicant's two documents, one 48 pages and the other 461 pages. But I thank you for all the voluminous work you do.

Request for a Property Tax Rebate: (I am against this part of the proposal.)

- I do not believe Main Street is BLIGHTED.
- I do not believe Main Street Business is hurting for business.
- I do not fully understand the "Purpose" of this funding source, and wonder how many citizens do? I expect it is for run down infrastructure that when updated will benefit all citizens. While I do believe in the "trickle down" concept to a large degree, I do not see a benefit to the citizen if the City were to help a private developer tear down two existing historically respectable buildings and build a new modern building that I do not believe blends into the existing Main Street fabric, rather that looks like it is from Cherry Creek.
- Apparently this has not been done in Louisville before. I believe it will set the wrong precedent. If you give this rebate, will it impose on other taxpaying citizens?

Request Approval for the revised building design: (I am not opposed to development, but feel this design needs improvement before approval. Except for deleting most of the 3rd Floor and reducing Parking, it looks much the same as the last proposal. Therefore, many of my reactions are the same as my last comments.)

This proposed design is not in compliance with the Design Handbook for Downtown Louisville as follows:

STOREFRONT DESIGN:

- **The south 1/2 of the Main Street West Facade** complies with the Handbook in respecting the "Mid-Century" existing building being replaced, however the Handbook also recommends against setting the facade back from the property line. We believe the design is to be commended for respecting the original building setback here while providing as the narrative says outdoor seating within its property line. This is something we have always felt is the responsible solution to alfresco eating as opposed to robbing parking spaces and creating a Mardi Gras atmosphere type of pedestrian gauntlet with dining and alcohol into the public zone which is supposed to be for the public domain; street and public sidewalks zone. This project has the opportunity to set a good example to show how to accommodate such alfresco dining/drinking all within their own property line, still open and inviting to pedestrians.
- **The north 1/2 of the Main Street West Facade** comprised of a pair of 2-Storey storefront facades *does not reflect a "Traditional Commercial Storefront and False-front Commercial Facade" for the pedestrian as recommended throughout the handbook.* The proposed design's subject storefronts look more like Cherry Creek or Boulder's 28th Street Contemporary Commercial. I don't understand why you wouldn't want to look like Louisville? The brick Candy Store on Front Street just north of Pine and the Beauty Salon-Eye Care Shop just south of Moxie are good examples of executing this recommendation.

COLORS and MATERIALS:

- *(Reference Handbook page 2): "Avoid clutter, lead eye to the goods and services inside..." **instead, the proposed designs facade is more about the ritzy architecture, nice looking, but inappropriate and not respecting the "Traditional" context of this very important Old Town Main Street.***
Rather, the stylistic 2-Storey storefronts with the IPE grille and non-distinction between pedestrian street

level storefront and the 2nd storey windows **do not convey a "Traditional" reference to the History of Main Street Louisville.**

(Reference Handbook page 26 & 33): G26: "Building components should be similar in scale to those used traditionally." Anodized aluminum storefronts are not "Traditional". Rather a Ground Level painted wood storefront is "Traditional" and more respectful of the neighboring Main Street Storefronts.

(Reference Handbook page 33): "...a horizontal band of molding separating ground floor from upper floor with cornice...harmonious in form, material and scale..." is recommended, **and the proposed design does not comply with such.**

The North Elevation looks like a huge flat wall of unarticulated stucco or metal panel or hardi-board. This is unfortunate especially from Main Street headed south as there is the Melting Pot example to the north that has a flat south upper wall that is articulated to break it up. The Design Handbook recommends against stucco. I hope the material and color can be less shiny wood or painted metallic panel. I do like the proposed painted mural in the alley.

ALLEY FACADE:

- Why is the Alley stair going all the way to the Roof when the center stair does that. If not required by code, then please reduce the height and mass of this.

PARKING:

- We commended the owner's proposal last time to provide all the required parking. This would be a big plus and would help in reducing some folks CONSTANT urge to build a big, unsightly, costly and unnecessary parking structure in some other person's neighborhood. We wish this proposal would include all required parking.

In Conclusion: We respect the property owner's rights and the creativity of the designers to satisfy the owner's needs. We do appreciate the reduced 3rd Floor, however, I can understand why some people believe giving input is a waste of time, evidenced by much of the building not being revised after going thru the Planning Commission twice. However, I do feel you listen and hope you can conclude that this design needs to be improved so that it fits into Louisville's Historic Main Street Character. Please:

- Revise the north 1/2 pair of two-Storey Storefronts per the Handbook.
- Reduce height of Alley Stair.
- Improve the color and material to better blend in with the traditional Louisville old town feel.
- Maintain the required parking on site with no possibility of shifting such responsibility.

We hope our input is helpful, and thank you for your consideration.

Respectfully,

Tom Rafferty 945 Rex Street

From: [b kelly](#)
To: [City Council](#)
Subject: terrace on main
Date: Tuesday, March 19, 2019 12:03:32 PM

Hello,

This is to formally state my opposition to the BCN proposed structure on Main Street.

1. The proposed architectural design fails to be compatible with the historic character of downtown. Its boxy style is utilitarian, cheap to build and flat-out ugly. We have enough of this style of architecture in Louisville and it's time to put a stop to it before we ruin any character left in the city.

2. Absolutely NO subsidy should be given to these developers. They should have plenty of their own resources to spend on this project. And if they don't, perhaps someone else should pursue the project. Any subsidy amounts to corporate welfare. To offer this private developer an exemption from property or sales taxes is unnecessary and merely shifts the tax burden to the city's residents who are being played for suckers.

3. The request for subsidies is merely a bluff. What a complete scam.

4. Perhaps the city should purchase the site, tear down the "blighted" buildings and create a green zone with landscaping and benches for downtown visitors to mingle and relax. There would be absolutely NO fiscal loss to the city coffers.

We have far too little urban relief in this city as it is. These developers won't be happy until they make a profit on every last square inch of land here.

Brighid Kelly
Louisville, CO

From: [Chris Gabriel](#)
To: [City Council](#)
Subject: Yes to Terraces on Main
Date: Tuesday, March 19, 2019 10:54:22 AM

Hi

I'm writing in support of the Terraces on Main on Main Street to replace the ugly and under utilized buildings next to The Huckleberry. I know you are going to get a lot of protesters who feel that we should never allow new buildings to be built or think that having two and three story buildings is going to make Louisville look like Manhattan, but if you want more businesses and a growing community, cities and buildings need to evolve.

I support the proposal and think it should be built and that it's not going to ruin the character of Louisville. In fact, allowing new construction helps keep the character of Louisville because it means that we are looking towards growth and improvement and will not back down to the forces who want things to stay the exact same as when they moved to Louisville and decided that nothing should ever change.

Thanks
Chris Gabriel
217 Short Pl.

From: [Betsy Dunn, OTR](#)
To: [City Council](#)
Subject: Hearing tonight
Date: Tuesday, March 19, 2019 9:13:22 AM

I am not able to make it to the meeting tonight. But I would say that the building fits in downtown Louisville. I absolutely do not think they should be granted \$1.1 million subsidy for the building. I think that is a completely unreasonable request.

Thank you.

--

Betsy Dunn

Rolfing Structural Integration Practitioner,
Registered Occupational Therapist

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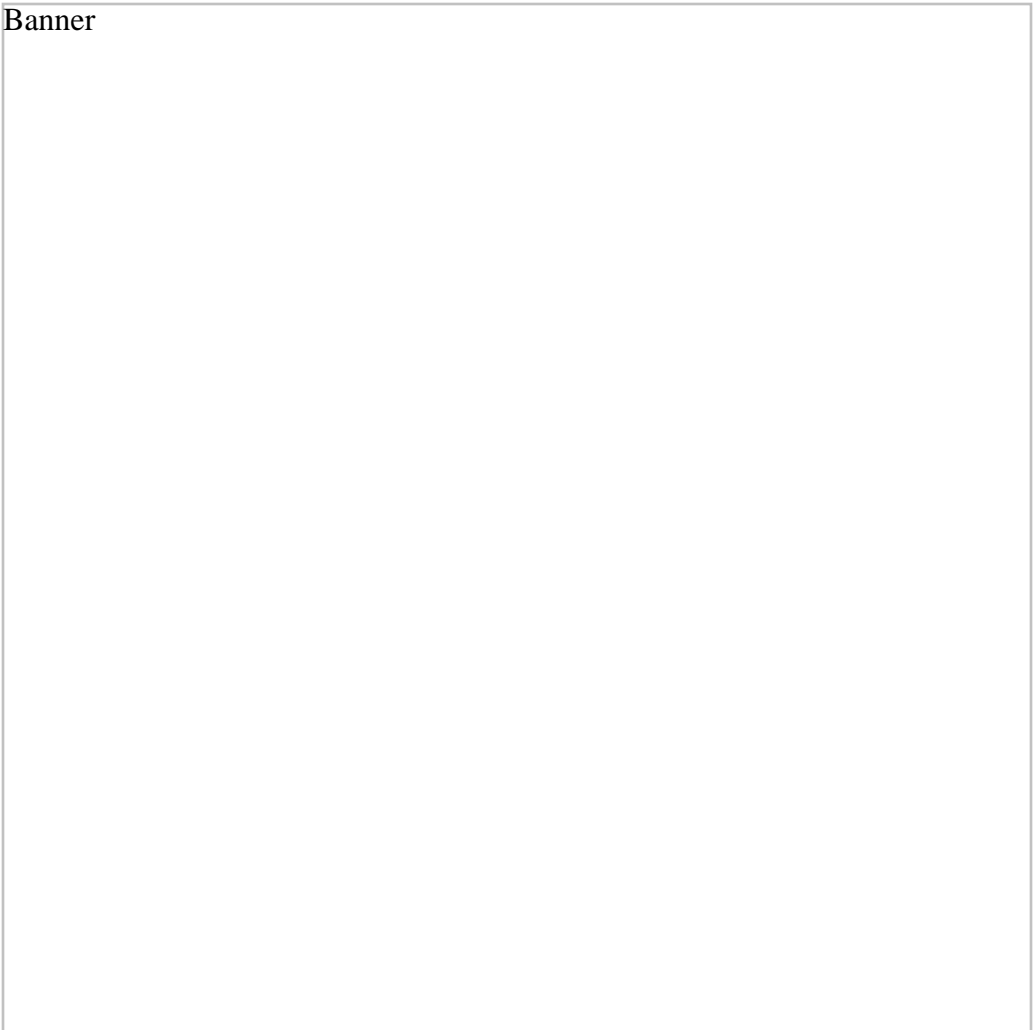
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Sent from my iPhone

From: [Mgre, Inc](#)
To: [City Council](#)
Subject: 3/19/2019 - Council Meeting item 8A i and ii - 712 and 722 Main St
Date: Monday, March 18, 2019 10:45:48 PM

Dear City Council,

Thank you for your hard work.

As a citizen of Louisville, I felt compelled to put together some words regarding this proposed structures at 712 and 722 Main Street. Although I've not had opportunity to attend the scheduled city council meetings on this topic I have (perhaps like many) followed marginally (as my time, work and life responsibilities would allow) the proposed structure.

I was happy to find that it hadn't yet been approved "as proposed" as I'd not yet had opportunity to submit words of concern.

In short, the proposed structure does not enhance Louisville's historic character and it does threaten Louisville's small-town character particularly with its out-of-place overuse of large glass façade and 3rd story.

As I review info on the City's website, admittedly, the proposal looks to have been making movement in the right direction with reduced 3rd story square footage, increased use of wood tones.

Historic Louisville on and around Main Street is at a critical cross roads. Louisville's historic "sense of place" is in jeopardy with each demolition and replacement structure. Louisville Main Street "Old Town" is the historic sense of place for Louisville. In many other areas of Louisville such scrutiny and attention to architecture and design wouldn't come into play. For Main Street "Old Town" such scrutiny is entirely appropriate. Allowing Louisville's limited Old Town and few blocks of Main Street to slip away building by building would be an unspeakable and irreplaceable loss. Let's not be in a hurry. Decisions made regarding this project will remain as a precedent for future requests. Maintaining this small area of historic "Louisville soul" is worthy and necessary work.

As a Louisville citizen I recollect voting for historic preservation measures that passed. This lead me to skim through info on our City website. A couple points jumping out:

- 1995 Old Town Overlay was created to **protect against insensitive new construction in oldest residential areas of Louisville.**
- maintaining historic DESIGN and ARCHITECTURE, occupy 2 of the 3 top positions for subject areas inspiring Louisville citizens engaged in the City of Louisville Preservation Master Plan. Clip from planning activities:

• The first station featured several jars labeled with historic preservation subject areas. Participants were asked to put a ball in each of the jars labeled with a subject that inspired their attendance at the meeting. Below is the result of this exercise:

History	20
✓ Design	18 ✓
✓ Architecture	17 ✓
Community Pride	16
Current Preservation Program	16
Property Values	15
Sustainability	15
Outreach/ Education	14
Economic Development	10
Other	4

Supporting tough scrutiny of new architecture design in historic Old Town Louisville is entirely appropriate in order to protect this limited area of unique and historic Louisville. Preserving “Old Town” is what Louisville citizens desire, have expressed through their votes and participation.

Thank you, as representatives of Louisville citizens, for honoring the desire of Louisville citizenry and for carrying out the hard work.

Regarding \$1.1 subsidy for the building – No.

Thanks so much,
~ Marianne
822 La Farge Avenue

From: [LEE ANN CAST](#)
To: [City Council](#)
Subject: Terrace on Main
Date: Tuesday, March 19, 2019 5:14:39 PM

I did receive the flyer from CAC on this project.

I am concerned as BCN is a successful business asking for a large tax rebate.

<https://livebouldercreek.com/> They have quite a few developments equating to a lot of income in this very robust housing market..

Home - Boulder Creek Neighborhoods

At Boulder Creek Neighborhoods, we treat your inbox and your time with respect. Which means we will only send you emails when we have something important and relevant to share, such as a new model preview, exclusive event invitations and important updates about the community and homes.

livebouldercreek.com

The \$1.1MM subsidy is excessive for this project and the city should seriously challenge this request.

BCN has made a significant amount of money with the DeLo projects and should be more invested in the community that they have chosen as their home base.

Downtown revenues should continue to rise with the increased number of homes and apartments dwellers in DeLo that have ready access to downtown.

Thank you

Lee Ann Cast
485 Front St
Louisville, CO